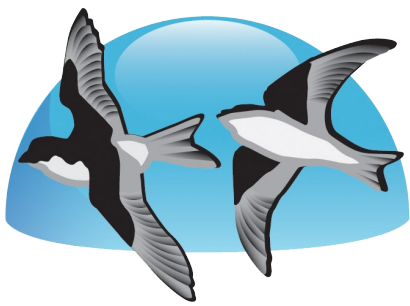




MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

Tel: 01233610444



29 Parkland Drive, Ashford, TN23 3TP

Asking Price £420,000

A beautifully presented three-bedroom detached family home with countryside views

Occupying an enviable position on this sought-after development, this immaculately presented three-bedroom detached home enjoys attractive open views across adjacent farmland to the front, while offering a beautifully landscaped and private rear garden.

The property benefits from off-road parking and an attached garage with an electric roller shutter door, power and lighting, making it ideal for secure parking, storage or use as a workshop.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall with a downstairs cloakroom, together with a spacious dual-aspect lounge extending from the front to the rear of the property. French doors open directly onto the rear garden, creating an excellent space for both everyday living and entertaining.

Also running from front to back is the impressive kitchen/dining room, fitted with a comprehensive range of wall and base units, generous work surfaces and a selection of integrated appliances. A separate utility room provides additional storage and workspace, together with plumbing for a washing machine and space for a tumble dryer.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom enjoys the benefit of fitted wardrobes together with a stylish en-suite shower room, while the remaining bedrooms also feature fitted storage.

29 Parkland Drive, Ashford, TN23 3TP

Ground Floor

Lounge

17'11 x 10'3 (5.46m x 3.12m)

Kitchen / Dining

17'11 x 9'7 (5.46m x 2.92m)

Utility

6'1 x 5'6 (1.85m x 1.68m)

First Floor

Bedroom 1

14'2 x 10'2 (4.32m x 3.10m)

Bedroom 2

11'3 x 9'9 (3.43m x 2.97m)

Bedroom 3

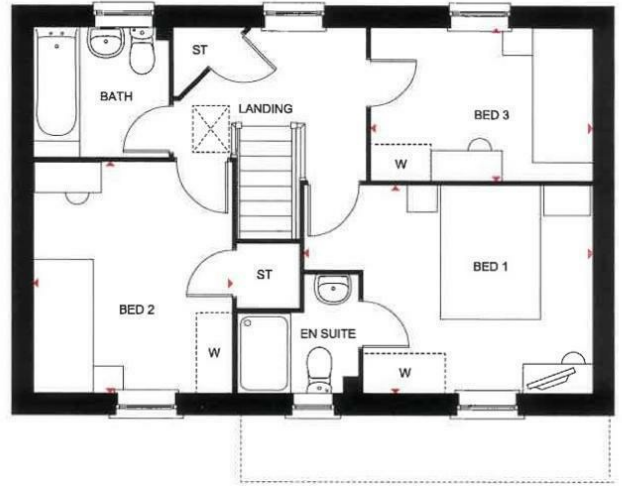
10'10 x 7'5 (3.30m x 2.26m)



Ground Floor

Lounge	5455 x 3124mm	17'11" x 10'3"
Kitchen/Dining	5455 x 2917mm	17'11" x 9'7"
Utility	1845 x 1687mm	6'1" x 5'6"

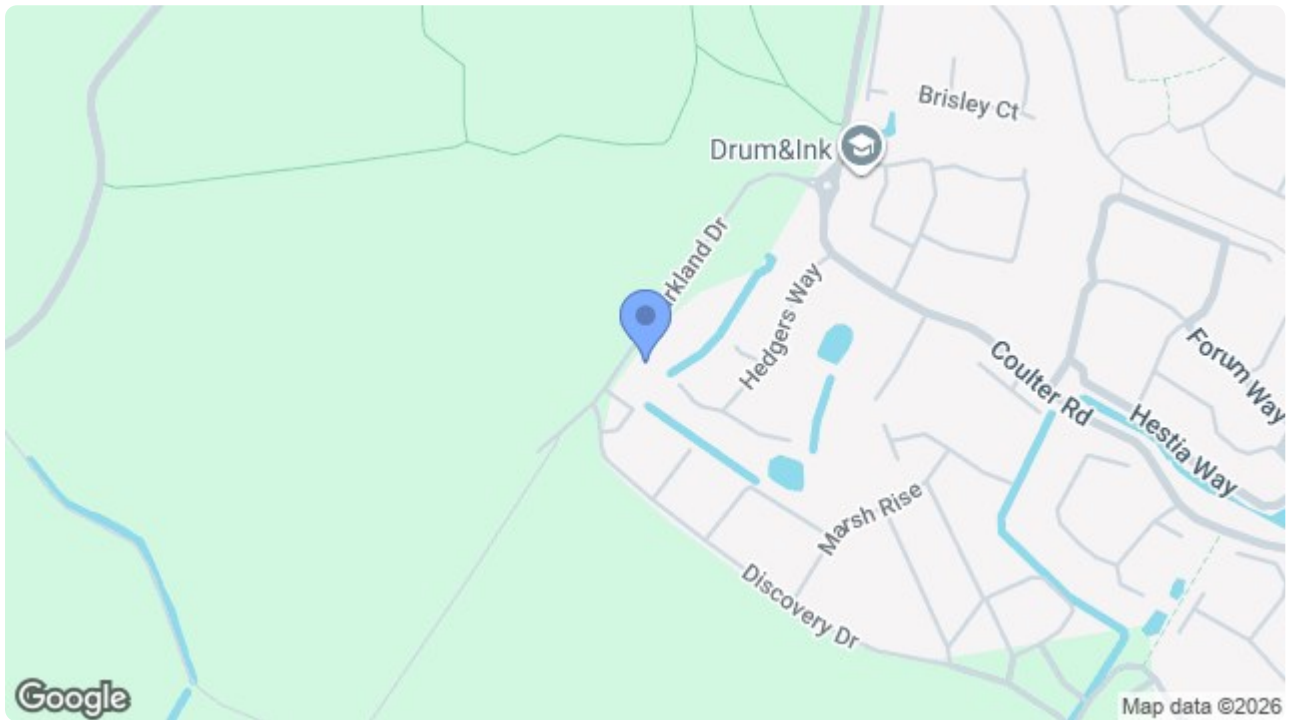
[Approximate dimensions]



First Floor

Bedroom 1	4324 x 3101mm	14'2" x 10'2"
Bedroom 2	3441 x 2978mm	11'3" x 9'9"
Bedroom 3	3312 x 2265mm	10'10" x 7'5"

[Approximate dimensions]



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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